

FIRST AMENDMENT TO THE REPORT AND
DECISION ON THE APPLICATION OF
LAFAYETTE PLACE ASSOCIATES FOR THE
AUTHORIZATION AND APPROVAL OF A
PROJECT UNDER MASSACHUSETTS GENERAL
LAWS (TER.ED.) CHAPTER 121A AS
AMENDED, AND CHAPTER 652 OF THE ACTS
OF 1960, TO BE UNDERTAKEN AND CARRIED
OUT BY A LIMITED PARTNERSHIP FORMED
UNDER M.G.L. CHAPTER 109, AND APPROVAL
TO ACT AS AN URBAN REDEVELOPMENT
LIMITED PARTNERSHIP UNDER SAID CHAPTER
121A.

On September 28, 1979, the Authority voted to adopt a Report and Decision on the Application of Lafayette Place Associates for Approval of a Project Under Massachusetts General Laws, Chapter 121A. The Project involves the acquisition, construction, operation and maintenance of 250,000 square feet of retail commercial space and a 575 room hotel tower on lower Washington Street, as more particularly described in the Application.

On March 31, 1980, the Applicant submitted a request to amend their Application. The Amendment requests a change in the zoning deviations to more precisely reflect those needed to accomplish the Project as attached hereto as Exhibit 1.

This change has met with the approval of the Boston Redevelopment Authority Staff. All future zoning deviations or additional changes in the Project are subject to BRA staff review 30 days prior to the implementation of such change.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby approves the "First Amendment to the Report and Decision on the Application of Lafayette Place Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under M.G.L. Chapter 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A" and hereby consents to the Amendment to the Application and Report and Decision subject to the provisos set forth herein.

EXHIBIT 1

- 1) With respect to Parcel A and Parcel B, the following addition:

Articles 13, 18, 19 and 20 (yard requirements):
Deviations, to the extent needed, to allow for the provision of no yards along any of the lot lines of Parcel A or Parcel B.

- 2) With respect to Parcels A and B, a clarification as to deviations from Article 24-1 (off-street loading bays) to allow for the provision of 9 loading bays for the joint use of the occupants of the structures within Parcels A and B.

MEMORANDUM

APRIL 3, 1980 3924

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FIRST AMENDMENT TO REPORT AND DECISION ON
CHAPTER 121A APPLICATION OF LAFAYETTE PLACE ASSOCIATES

On September 28, 1979, the Authority voted to adopt a Report and Decision on the Application of Lafayette Place Associates for approval of an Urban Redevelopment Project pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960. The proposal called for the acquisition of a certain real property bounded by Washington Street, discontinued Avon Street, Chauncy Street, a new public way to be constructed, Avenue deLafayette, Harrison Avenue Extension, and a redefined Hayward Place and construction of a hotel, retail and commercial complex.

On March 31, 1980, the Applicant submitted a request to amend their project approval. They are requesting approval of the Authority to amend their zoning deviations to more precisely reflect the deviations needed for the Project as previously approved by the Authority.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing. It is therefore recommended that the Authority adopt the attached First Amendment to the Application and Report and Decision.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled: "First Amendment to the Report and Decision on the Application of Lafayette Place Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as amended, and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a Limited Partnership Formed under M.G.L. Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

